



A regular meeting of the City of Delta Planning Commission was held on Monday, March 7, 2011 at 6:30 p.m. in the City Council Chambers of City Hall at 360 Main Street, Delta, Colorado. Said meeting was posted in accordance with the Sunshine Law.

PRESENT: Gerald Roberts, Chairperson; Tish Oelke, Vice-Chairperson; Gary Burnett, Commissioner; Patrick Dearmin, Commissioner; Richard Simmons, Commissioner; Ginni Selby, Commissioner; Glen Black, Director of Community Development; Sharleen Walker, Planning Technician.

ABSENT: Carl Jahn, Commissioner.

GUESTS: Barry Singleton, Ray Penick.

### **CHANGES TO THE AGENDA**

There were no changes to the agenda.

### **MINUTES**

A motion was made by Richard Simmons, seconded by Pat Dearmin to approve the minutes of the Planning Commission held on Monday, February 6, 2012 as written. All voted yes. Motion passed.

### **CITIZEN COMMENTS**

There were no comments.

### **3 MILE PLAN REVIEW**

Sharleen Walker, Planning Technician, reviewed the Three Mile Plan with the Planning Commission. Ms. Walker stated that the annual review of the Three Mile Plan is a requirement of State Statute. Additionally, Ms. Walker stated that the three mile plan area map has changed from the 2011 plan with the disconnection of a portion Jennings Landing Addition No. 3.

A motion was made by Richard Simmons, seconded by Pat Dearmin to make a recommendation to City Council to approve the Three Mile Plan for 2012 as presented. All voted yes. Motion passed.

### **REVIEW OF DELTA MUNICIPAL CODE SECTION 17.04.220.B.1.a and 17.04.220.B.1.c TABULATED REGULATIONS – TRAVEL HOME AND STORAGE SHEDS SETBACKS (CONTINUED FROM FEBRUARY 6, 2012)**

#### **Storage Shed Discussion and Recommendation**

Gerald Roberts abstained from discussion on this item due to a conflict of interest. Tish Oelke, Vice-Chair led the discussion on the item.

Glen Black, Community Development Director, reviewed section 17.04.220.B.1.c of the Delta Municipal Code with the Planning Commissioners. Additionally, Mr. Black reviewed pictures of various sheds throughout the City that are not in compliance with the current municipal code.

The Planning Commission discussed several different options regarding storage sheds from going back to the previous more stringent regulations of allowing nothing in the setbacks to no regulations regarding the placement of sheds 200 square feet or less.

Staff suggested that whatever direction Planning Commission decides to go, the regulations should be enforceable.

A motion was made by Pat Dearmin, seconded by Richard Simmons to make a recommendation to City Council to change the Delta Municipal Code to allow sheds anywhere on the lot behind the front setback. All voted yes. Motion passed. Gerald Roberts abstained due to a conflict of interest.

The suggested code language is as follows:

c. Those storage sheds accessory to a single family residence which are exempted from building permit requirements may be located in those setback areas not adjacent to a street as long as the structure is located entirely to the rear of the main residence, of the front setback. The shed must be located is built so that it does not shed rain or snow onto the property of another. Provided, however, Sheds located on lots with streets on opposite sides of the lot, may have a shed located along the street to the rear of the residence if it does not create a sight barrier for traffic on adjacent streets, and is not located within the overlap area of two setbacks along streets.

#### Travel Homes Discussion and Recommendation

Ginni Selby abstained from discussed do a conflict of interest. Gerald Roberts, Chairman, opened the discussion on section 17.04.220.B.1.a of the Delta Municipal Code.

Glen Black, Community Development Director, reviewed section 17.04.220.B.1.a of the Delta Municipal Code with the Planning Commissioners. Additionally, Mr. Black reviewed pictures of various travel homes and trailers throughout the City that are not in compliance and in compliance with the current municipal code.

The Planning Commissioners discussed the current regulations regarding parking of travel homes within the setbacks. The general consensus of the Planning Commissioners was that it was better for the homeowners to park their travel homes on their property, if possible, rather on the public streets, mainly for safety reasons. Additionally, the Planning Commissioners discussed other possible safety issues regarding parking of trailers.

A motion was made by Tish Oelke, seconded by Gary Burnett, to make a recommendation to the City Council to change the Delta Municipal Code to allow all trailers that are operable and licensed to be parked within the property boundaries in such a manner as to avoid interference with the adjacent property owners and not create a safety hazard. All voted yes. Motion passed. Ginni Selby abstained due to a conflict of interest.



The suggested code language is as follows:

B. 1. No part of any building, except for the outer 18 inches of the eaves, may be located, ~~and no travel home may be parked or stored,~~ any closer to a property line than the setback specified in the following table with the following exceptions:

a. ~~A travel home may be parked in the rear setback area if it abuts an alley.~~ Travel homes and trailers may be parked anywhere upon private property as long as the trailer is licensed and operable, does not interfere with the adjacent property owner and does not create a safety hazard.

### **REVIEW OF DELTA MUNICIPAL CODE SECTION 15.04.080.B.1.d and 15.04.090.A.4 LANDSCAPE REQUIREMENTS**

This item was continued until the next regular Planning Commission meeting.

### **REVIEW OF DELTA MUNICIPAL CODE SECTION 15.04.090 SUPPLEMENTAL SITE DEVELOPMENT STANDARDS FOR HIGHWAY CORRIDORS**

This item was continued until the next regular Planning Commission meeting.

### **COMMISSIONER COMMENTS**

Members of the Planning Commission expressed their appreciation to Gerald Roberts and Tish Oelke for the great job that Mr. Roberts and Ms. Oelke did serving on the Planning Commission.

Tish Oelke stated that serving on the Planning Commission has been a great learning experience and that she may consider serving on the Planning Commission again at some point in the future.

Gerald Roberts stated that it was great to serve on the Planning Commission the last six years and reminded the Planning Commission that at the next meeting a chair and vice-chair would need to be selected.

### **STAFF COMMENTS**

Glen Black, Community Development Director, thanked Gerald Roberts and Tish Oelke for their service and dedication serving on the City of Delta Planning Commission and stated that he looked forward to having both Mr. Roberts and Ms. Oelke serve on the Planning Commission in the future. Mr. Black invited Mr. Roberts and Ms. Oelke to attend the City Council meeting on March 20, 2012 as the City Council would be presenting plaques to Mr. Roberts and Ms. Oelke for their service on the Planning Commission.

Additionally, Mr. Black informed the Planning Commission that there is a rezone request for the April meeting in addition to the two items that were continued from this meeting.



Mr. Black also thanked the Planning Commission for their work regarding the paving recommendation to City Council and invited the Planning Commission to attend the City Council meeting on March 6, 2012 as that is when the City Council will be considering the paving requirement recommendation from the Planning Commission. Additionally, Mr. Black stated that the Planning Commission has done a good job of balancing good neighbor issues and private property use with the two recommendations to City Council that were made tonight.

**ADJOURNMENT**

A motion was made by Pat Dearmin, seconded by Ginni Selby to adjourn the regular Planning Commission meeting. All voted yes. Motion passed. The meeting was adjourned at 8:22 p.m. with no further action taken.

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Sharleen R. Walker, Planning Technician